

New York State Department of Environmental Conservation

Division of Environmental Permits, Region 3

21 South Putt Corners Road, New Paltz, New York 12561-1696

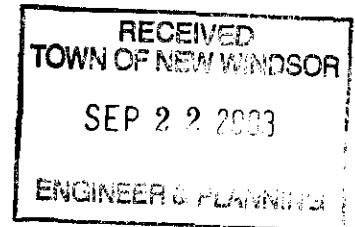
Phone: (845) 256-3054 FAX: (845) 255-3042

Website: www.dec.state.ny.us



September 17, 2003

James Kodlick
BL Companies
830 Sir Thomas Court
Harrisburg, Pennsylvania 17109



RE: DEC Application No. 3-3348-00216/00001
GMH Military Housing, LLC -
Proposed Redevelopment of Stewart Terrace Military Housing Complex
Within Regulated Area of Freshwater Wetland CO-2 (Class II)
Town of New Windsor, Orange County

NOTICE OF INCOMPLETE APPLICATION

Dear Mr. Kodlick:

We received the above application to redevelop the existing Stewart Terrace Military Housing Complex, located on a 69+ acre property in the Town of New Windsor on June 13, 2003. We apologize for the delay in responding to your submission. However, based upon our review to date of submitted materials, the application has been determined to be incomplete. We request that you submit the following information at your earliest opportunity so that permit application processing may proceed:

1. **Plan Requirements** - Due to the scale at which the submitted plans were drawn, certain details are illegible (i.e., outfalls from detention basins to Gillicks Brook). In addition, certain proposed features are not consistently shown on the submitted drawings ("tot lot" and gazebo east of Clark Street on *Sheet GS-1* are shown within a detention basin, pool and club building not shown on all sheets). Therefore, provide revised plans which show all proposed components consistently and that show the following:
 - A. Clear differentiated lines for Freshwater Wetland CO-2 and its 100 foot buffer area on all plans (grading plans, erosion and sediment control plans, site plans, existing conditions, etc.);
 - B. Limits of disturbance for all activities proposed within Freshwater Wetland CO-2 and its 100 foot adjacent area (i.e., detention basins, outfalls, grading, etc.). **NOTE:** It would be helpful to our review if a new drawing was prepared which shows all proposed disturbances to the wetland on one sheet;
 - C. Landscaping plans. **NOTE:** Rather than mowing the detention basins, the Department recommends allowing vegetated detention basins to revert to a natural (unmowed) condition. Alternatively, we recommend that detention basins be planted with wetland plant species appropriate to the anticipated average hydrologic conditions expected in the basins and then allowing such vegetation to remain unmowed; and
 - D. Details and cross section views of proposed outfalls to Gillicks Brook. Indicate whether any rip-rap protection of the outfalls is proposed.

2. **Narrative** - Provide a narrative which discusses the following:
 - A. Total area of disturbance to Freshwater Wetland CO-2 and its adjacent area (in square feet);
 - B. Where construction and demolition (C & D) debris from demolition of existing housing units will be disposed;
 - C. Sequence of construction for all components of work; and
 - D. All proposed sediment and erosion controls.
3. **Stormwater SPDES** - Your permit application was forwarded to Mr. Waldemar Przylozynski of the Division of Water (DOW) of this Department for technical review. Attached please find a copy of comments received from Mr. Przylozynski dated July 16, 2003 which must be addressed.
4. **Water Quality Certification** - We forwarded a copy of your permit application to the Army Corps of Engineers (ACOE) on June 16, 2003. Please provide a copy of any correspondence or review comments received from the ACOE regarding this project.
5. **State Environmental Quality Review Act (SEQR)** - We received a lead agency circulation for this proposed project from the Town of New Windsor Planning Board October 21, 2002. The Planning Board has assumed lead agency status for conducting a coordinated review of this Type I action. Please be aware that the application cannot be determined to be complete until SEQR provisions at 6 NYCRR 617 have been satisfied. The lead agency (Town of New Windsor Planning Board) must prepare and circulate a determination of significance, or otherwise determine that the project is not subject to SEQR (i.e. Type II action). Therefore, the application will remain as incomplete until SEQR has been satisfied.

Please provide three copies of all information requested above.

Please contact me at (845) 256-3051 to discuss any questions you may have. You may also contact Mr. Przylozynski directly at (914) 332-1835 x 362 to discuss technical requirements of the Stormwater Management Plan. Thank you.

Sincerely,



Scott Ballard
Environmental Analyst

Attachment

cc: GMH Military Housing, LLC (w/ attachment)
~~Planning Board, Town of New Windsor~~
ACOE (NY District)
D. Gaugler
W. Przylozynski